



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, November 17, 2005, 7:30 p.m.
777 B Street, Hayward, CA 94541**

MEETING

The regular meeting of the Hayward Planning Commission was called to order at 7:30 p.m. by Chair Thnay followed by the Pledge of Allegiance.

ROLL CALL

Present: COMMISSIONERS: Lavelle, Sacks, McKillop, Bogue, Peixoto, Zermeño
CHAIRPERSON: Thnay
Absent: COMMISSIONER: None

Staff Members Present: Camire, Conneely, Gaber, Patenaude, Pearson, Lens

General Public Present: Approximately 40

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS

1. Use Permit Application No. PL-2005-0529 – Sheri Chefalo for Brinkman Investments, LP (Applicant/Owner) – Request for a Conditional Use Permit for an Existing Mini-Storage Facility - The Property is Located at 24801 Industrial Boulevard

Staff report submitted by Associate Planner Pearson, dated November 17, 2005, was filed.

Associate Planner Pearson presented the staff report.

In response to Commissioner Bogue's inquiry to whether the applicant has shown that he can provide a fifth parking space, Associate Planner Pearson responded that there is no plan yet and that the fences may need to be relocated.

Chair Thnay opened the public hearing at 7:38 p.m.

Mr. Howard Gold, Counsel for Investments, LP, concurred with the staff report and indicated that he would be available to respond to any questions.

In response to Commissioner Lavelle's question if the owner intends to convert the apartment to storage space, Mr. Gold said that the Fire Department and staff indicated that this would be required to conform to present use. He also indicated that there is an outside manager during the day.

Chair Thnay closed the public hearing at 7:42 p.m.

Commissioner Peixoto moved the staff recommendation and Commissioner Bogue seconded it.

Commissioner Sacks commended the people that started to work on the landscaping and expressed support for the motion.

Commissioner Peixoto moved, seconded by Commissioner Bogue, and unanimously approved to find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Sections 15301, Existing Facilities; and approve the Use Permit, subject to the conditions of approval.

2. Use Permit No. PL-2005-0557 – Corey and Kelly Hensley (Applicants) / Raj Chabra (Owner) - Request to Operate a Tattoo and Piercing Establishment – The Property is Located at 22540 Foothill Boulevard, Unit A

Staff report submitted by Associate Planner Camire, dated November 17, 2005, was filed.

Associate Planner Camire presented the staff report.

In response to Commissioner Lavelle's inquiry as to the number of tattoo and piercing establishments in Hayward, Associate Planner Camire indicated that there are establishments in the Tennyson area, one on Mission by Moreau High School, one at the corner of B Street and Mission, and one that was recently approved on Second Street by B Street. As far as the applicant's demonstration for community need for this kind of establishment, Ms. Camire indicated that the applicant has unique art which fulfills the community niche for different types of tattoos.

Chair Thnay opened the public hearing at 7:46 p.m.

Mr. Corey Hensley, co-applicant, expressed knowledge of the type of proposed establishment and mentioned that there has been reassurance in the tattoo community for a safe, sterile, clean, and professional atmosphere.

Commissioner Sacks, regarding the monitoring of loitering problems, asked the applicant if he concurred with the conditions of approval. Mr. Hensley expressed concurrence. Furthermore, Ms. Sacks asked for samples of his art work to be displayed.

In response to Commissioner Zermeno, Mr. Hensley indicated that the establishment would be community friendly with price ranging between \$100 and \$120 per hour subject to the location and style of tattoo. He added that the establishment will be marketed for clientele ranging from 25 to 45 years old.

Ms. Kelly Hensley, co-applicant, added that middle-age, suburban women are among the majority of prospective clients.



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Ms. Anderson expressed support for her son-in-law and daughter in their future business. She added that prospective clients include US Marines, who showed interest in patriotic tattoos.

Mr. and Ms. Wise, Milpitas residents, expressed support for the proposed establishment and they spoke highly of the applicants.

Chair Thnay closed the public hearing at 7:52 p.m.

Commissioner Bogue made a motion to deny the application as he did not agree with the findings of approval, did not think that the denial would impair the zoning district, and indicated that it would not serve the general welfare of the community.

Commissioner Peixoto seconded the motion.

Commissioner McKillop disagreed with the motion stating that she was impressed with the applicants. She added that the applicants are serious business people and have a product that is in demand for the community.

Commissioner Sacks disagreed with the motion concurring with Commissioner McKillop and also indicated that the applicants are responsible business people. She further added that other tattoo parlors seem to uphold to conditions of approval.

Commissioner Lavelle supported the motion expressing that tattoo businesses add to the diversity of the community; however, she thought the community need has already been met in the downtown area with the four businesses already in place. She added that there is more diverse retail needed in downtown Hayward and provided the different suggestions.

Commissioner Zermeno did not support the motion indicating that he had supported the approval of three parlors in the past and added that he did not find anything that would interfere with approving the proposed application.

Commissioner Peixoto concurred with the findings of approval but expressed that the need has already being met with the existing tattoo parlors in Hayward. He supported the motion.

Chair Thnay mentioned that in the past he voted for three tattoo businesses but agreed with Commissioner Lavelle that downtown Hayward needs more diversity.

Commissioner Bogue moved, seconded by Commissioner Peixoto, and approved, to accept that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) guidelines Section 15301, Existing Facilities; and to deny the application.

AYES: COMMISSIONERS Lavelle, Bogue, Peixoto
CHAIR Thnay
NOES: COMMISSIONERS Sacks, McKillop, Zermefio
ABSTAIN: COMMISSIONER None

Acting Planning Manager Patenaude reminded the applicant of the ten-day appeal period.

3. Amendment of Design Guidelines for Stonebrae Country Club (Formerly Blue Rock)

Staff report submitted by Project Planner Anderly, dated November 17, was filed.

Commissioner McKillop recused herself from any discussion due to a conflict of interest with this item.

Acting Planning Manager Patenaude made the report indicating that the applicant and staff came to a resolution from the differences encountered at the work session. In reference to footnote 5 regarding rear yards, he indicated that staff and the applicant have agreed to add at the beginning of the sentence, "as to each lot," so it will be clear that each lot will have a minimum of 15-foot usable rear yard.

Acting Planning Manager Patenaude indicated that the City reserves the right to intervene when it feels that there are actions taken possibly by the homeowners association or residents within the project, that are of variance with the guidelines or when the Design Review Committee of the Development has improperly interpreted the guidelines. He indicated that the language does not need to be added, but highlighted that the City has proper authority to act if the guidelines are not adhered to.

Assistant Attorney Conneely clarified that the CEQA referenced in the report to find that the project is categorically exempt is not accurate because the project has been reviewed already. She added that there is no further need for environmental review.

In response to Commissioner Peixoto's inquiry regarding authority, Acting Planning Manager Patenaude indicated that the role of the Design Review Committee and ultimately the homeowners association is to evaluate requests based on the approved design guidelines. Mr. Patenaude reiterated that during the development phase, the City will exercise its full power as a municipal agency to make sure that the conditions of approval are adhered to.

In regards to Commissioner Lavelle's inquiry regarding the manner in which the City will exercise its power, Acting Planning Manager Patenaude indicated that the City has the authority to approve or deny modifications in the form of building permits and to enforce violation based on complaints received.

Chair Thnay opened the public hearing at 8:21 p.m.

Mr. Steve Miller, Executive Director for the Stonebrae County Club Development, thanked City staff; clarified changes made to the guidelines, and indicated concurrence with the changes



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, November 17, 2005, 7:30 p.m.
777 B Street, Hayward, CA 94541**

presented in the staff report. He added that during the development stage, the primary goal of the design guidelines is to build a quality product that correlates with the theme and character of Stonebrae. He kindly asked the Commission to recommend the amended design guidelines to Council.

In response to Commissioner Bogue, Mr. Miller clarified that after Village A and except for Village C, because it is a different product, there will be no more than 30% of homes that will have a 10-foot setback for side-loaded garages.

Commissioner Lavelle commended Mr. Miller for working with the City and for his appreciation of the hard efforts by City staff. She was pleased for the good relationship of staff and the developer and for ensuring the best interest for the community.

In response to Commissioner Peixoto, Mr. Miller indicated that asphalt shingles will be utilized for custom housing products. In addition, Mr. Peixoto expressed satisfaction for resolving differences expressed at the work session and encouraged more communication with the surrounding community as the project proceeds through the development stages.

Commissioner Sacks thanked Mr. Miller for his persistent effort and professionalism, for being a gentleman throughout difficult times, and for a quality product for the City.

Mr. Eugene Rosato, 28670 Fox Hollow Drive, mentioned that he is pro-development but spoke strongly against the proposed development because of concerns of visual impact to his property and loss of property privacy.

Mr. Curtis Priam, property owner to the east of the Stonebrae Development, spoke about the location of the reservoirs addressed in the final map at a previous hearing. He expressed concerns for the reservoir location, golf course maintenance, visual impact, and animal habitat. He asked for those concerns to be opened up for review.

Assistant City Attorney Connelly indicated that the issues addressed by Mr. Priam have been fully examined in prior hearings for the Stonebrae Development, and they were not within the scope of the action that the Commissioners were asked to take at the meeting.

Chair Thnay closed the public hearing at 8:39 p.m.

Commissioner Sacks made a motion to approve the report. Commissioner Bogue seconded her motion.

Commissioner Sacks indicated that she was pleased to see that the Stonebrae Development would finally move forward after 20-plus years of consideration.

Commissioner Zermeño acknowledged concerns mentioned by the two residents and reiterated that their concerns are outside the scope of the action that the Commission was required to take. He supported the motion indicating satisfaction for a high quality project.

Commissioner Lavelle supported the motion expressing that she was highly impressed with the variety of styles proposed, with the three-car garages, and the variety of quality materials.

Commissioner Peixoto supported the motion indicating that he was satisfied to see that the developer was able to work out differences encountered with staff during the discussion at the work session. He was impressed with the side-loaded garages and pleased to see the project move ahead; however, he was concerned with the issues presented by Mr. Rosato and encouraged the developer to find solutions to mitigate the issues raised.

Chair Thnay concurred with Commissioner Sacks that it is gratifying to see a development that progresses after more than 20-plus years. He supported the motion indicating that the high quality architecture will bring elegance and excellence to the future of Hayward, especially after the concerns raised are properly addressed.

Commissioner Sacks moved, seconded by Commissioner Bogue, and approved with Commissioner McKillop recusing herself, to recommend to City Council to adopt the proposed amended Design Guidelines for development of Stonebrae Country Club with changes thereto recommended by staff.

Chair Thnay asked for a five minute recess and reconvened at 8:56 p.m.

4. Implementation of Cannery Design Plan

The Project Site is Bounded by the Union Pacific Railroad on the West, Winton Avenue on the South, Myrtle Street, Meek Avenue and Filbert Street on the East, and C Street on the North

- 4a. **I. Zone Change Application No. PL-2005-0273** – Request to Amend the Zoning District from “High-Density Residential” and “Open Space/Parks and Recreation” to “Planned Development” in order to Construct 279 Multi-Family Residential Units; Request to Approve the Preliminary Development Plan for the Planned Development;
- II. Vesting Tentative Map Tract Application No. PL -2005-0258 (TTM 7625)** – Request to Subdivide a 19.08 Acre Site to Create 279 Condominium Units and Related Streets and Parks and Open Space Areas
- III. Proposed City Purchase of Property for New Street**
- IV. Exception to Tandem Parking Requirements**

Citation Homes (Applicant/Owner)

Staff report submitted by Acting Planning Manager Patenaude, dated November 17, 2005, was filed.

Acting Planning Manager Patenaude made the report.



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, November 17, 2005, 7:30 p.m.
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In response to Commissioner Sacks, Mr. Torrey indicated that the report had two changes to findings for approval which were previously distributed at the beginning of the meeting. He mentioned that Findings for Approval No. 15, regarding Inclusionary Housing Plan should read, "...that townhouses affordable to households of moderate income would be developing on site and very low income units off-site within the Cannery Area Plan as a result of the project." In regards to Findings for Approval No. 16, regarding Exception to Tandem Parking, Mr. Torrey indicated that staff is not seeking an exemption to parking regulations at this time. He further stated that the Commission has the option to increase the percentage of units for tandem parking.

Acting Planning Manager Patenaude clarified that the Redevelopment Agency instead of the City will be making exchanges with streets with the applicant and therefore the Commission is not obligated to make findings of consistency with the General Plan.

In response to Commissioner Zermeño, Acting Planning Manager Patenaude responded that HARD will be responsible for maintaining the water tower park.

Chair Thnay, regarding the tower park and the timeline for Council to see what will go in the park, Planning Manager Patenaude indicated that it will be done at the Precise Planned stage, the applicant will have to come back with details for the public and private open space in the park and the amenities provided therein. The Precise Plan may be approved by the Planning Director or may be referred to the Commission.

In response to Commissioner Lavelle, Acting Planning Manager Patenaude clarified that the Tandem Parking Ordinance grants the legislative body the ability to adjust the percentage of tandem parking garages used for projects that are governed and officially adopted by the City. In reference to Commissioner Lavelle's inquiry for the definition of the concept of "paseo", Acting Planning Manager Patenaude indicated that it is the fancy name for a mid-block pedestrian alley.

Chair Thnay opened the public hearing at 9:22 p.m.

Mr. Charles McKeag, Citation developer, commended staff for their fine work and presented a virtual tour for the Citation and Felson sites.

In response to Commissioner Peixoto's question referring to townhomes that are considered two-story over a basement, Mr. Gonzales, KTGy architect, indicated that there are three different types of buildings, with one that is a three-story over a basement which represents the garage space. He added that the basements are not true basements.

Commissioner Lavelle commended the developer and asked for the reasoning of not having single car garage units. Mr. McKeag responded that the project looked to achieve the minimum parking requirements and tried to accommodate folks that have two cars.

In reference to Commissioner Lavelle's inquiry regarding the proposal to work with Eden Housing, Mr. McKeag indicated that it is proposed to include 52 very low income senior units within the project, build a new senior facility, and add a new office complex in conjunction with Eden Housing on an off-site location that is within the Cannery Plan. He added that the on-site units would be moderately priced and the senior units would be very low priced.

Ms. Linda Mandolini, Eden Housing Executive Director, mentioned that she has been working with Citation, Felson, and City staff in order to come up with a good development that will serve seniors that are the poorest, those that are below 24% of the median income with incomes between \$11,000 and \$22,000 per year. She added that there is a minimum of two-year waiting list for senior housing in Hayward and in parts of Alameda County. She added that the latest project in Union City received 400 applications for 40 available apartments. She spoke favorably of the partnership and showed a chart of income and qualification guidelines.

Mr. John Super, 2284 Myrtle Street resident and former member of the Neighborhood Task Force, expressed concern for lack of in and out access points in the proposed development, high density, and lack of parking, diminished open space, and lack of facilities in the Burbank School where children can go after school.

Commissioner Sacks addressed Mr. Super's concern for the old Burbank School and indicated that the old school is going to be completely torn down and that the new Burbank School is not under the scope of the action that the Commission was required to take.

Chair Thnay closed the public hearing at 9:46 p.m.

Commissioner Zermefio mentioned that he met with both applicants and made a motion to approve the Preliminary Plan because it represents a good development that will provide a new school, add moderately priced homes with attractive landscaping, and has the advantage of proximity to BART.

Commissioner Bogue seconded the motion.

In response to Chair Thnay's inquiry concerning prospective retail near the Cannery Park, Acting Planning Manager Patenaude mentioned that it is the intent to provide one center on the Felson site that would accommodate the demand for both areas. He added that the intent with the Cannery Area Design Plan was to provide a retail center that would be pedestrian friendly and would reduce the need for additional parking space, but he also indicated that a small retail establishment presents challenges because of parking requirements and the ability to economically manage that type of business.

Commissioner Sacks thanked the Citation and Felson developers for their time informing her about the project and mentioned that the graphic presentation was enlightening and effective. She acknowledged the traffic concern expressed by Mr. Super and added that the type of proposed project and the proximity to public transportation will mitigate the concerns raised. She showed support for the project; however, she indicated that the developers should work on incorporating more architectural variety into the project.



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, November 17, 2005, 7:30 p.m.
777 B Street, Hayward, CA 94541**

Commissioner Bogue indicated that he met with both applicants. He indicated that initially he was hesitant of a plan that looked much denser than the requirements and parking needs; but he was pleased that those concerns were overcome after density requirements and parking needs were met, and the water tower preserved. In reference to street naming, he mentioned that with the Cannery Site, the roads on both sides of the large panhandles should be called Cannery Road because it would be an appropriate name and a good way to market the site. He recommended a friendly amendment to suggest to Council to name those roads Cannery Road.

Chair Thnay indicated that was a good idea.

Commissioner McKillop spoke favorably of the inclusionary housing and low income housing because of the need that it will meet and the proximity of the housing to public transportation. She commended staff and the developers for including the inclusionary ordinance in the proposed project. She supported the motion. Acting Planning Manager Patenaude clarified that there is a condition for approval on the precise plan that the neighborhood retail facility be provided as part of the precise plan.

After Commissioners' discussion, Commissioner Bogue offered a friendly amendment to remove Condition of Approval No. 11 c) that, "The applicant shall be required to provide a neighborhood retail facility near Cannery Park at the north end of the plan according to specifications of Design Plan." The friendly amendment was supported by Commissioner Zermefio.

Commissioner Lavelle strongly supported the motion and the project. She encouraged architectural differences that can enhance lifestyle. She commended staff for Condition of Approval 11 b) that, "The plan should incorporate more architectural variety at the Precise Plan stage," and looked forward to seeing the different styles and the final product. She also indicated support for the inclusionary housing and in particular for seniors. She showed support for Condition of Approval No. 47, regarding Inclusionary Housing that, "...the Inclusionary Housing Agreement shall include a contingency plan which describes the specific manner in which the Developer will be required to produce "very low" income housing units in the event that Eden Housing is unable to secure adequate financing..." and asked staff if there was some reason to put a timeline for implementation. Acting Planning Manager Patenaude responded that the date would be part of the Inclusionary Housing Plan that they must submit for approval. Lastly, Commissioner Lavelle spoke in support of tandem parking for this project.

Commissioner Peixoto thanked the developers for meeting with him and commended them for the architectural styles and the virtual tour; however, he mentioned that he is overwhelmed by the densities that he has seen lately, but expressed that in this project the concern is somewhat mitigated by the parking ratios. He commended the developer for working with Eden Housing and supported the motion with reservations.

In response to Chair Thnay's inquiry, Acting Planning Manager Patenaude mentioned that there is no community center proposed directly with the projects, but the new school will provide

multipurpose space to meet the different needs. In reference to tandem parking, Chair Thnay mentioned that the close vicinity to public transportation will mitigate the inconvenience of tandem parking. He expressed support for the motion with reservations.

Commissioner Zermeño moved, seconded by Commissioner Bogue, and unanimously approved to recommend to City Council to adopt the Mitigated Negative Declaration and Mitigation Monitoring Program and approve the Zone Change, Vesting Tentative Map, and Preliminary Development Plan for the Citation Project, subject to the findings and conditions of approval including deletion of Condition of Approval No. 11 c). Staff recommends that the Planning Commission find that the purchase of property for the new street between the Cannery Park/Burbank School Complex is consistent with the General Plan. Additionally, staff recommends that the Planning Commission find that the proposal to increase the number of tandem parking garages per the City of Hayward's Tandem Parking Ordinance is consistent with good planning practice.

- 4b. I. **Zone Change Application No. PL-2005-0167** – Request to Amend the Zoning District from “High-Density Residential” and “Open Space/Parks and Recreation” to “Planned Development” in Order to Construct 16 Single-Family Duet Homes, 333 Multi-Family Residential Units, and a 2975-Square-Foot Retail Commercial Structure; Request to Approve the Preliminary Development Plan for the Planned Development;
- II. **Vesting Tentative Map Tract Application No. PL-2005-0168 - (TTM 7613)** - Request to Subdivide a 27.2 Acre Site to Create 16 Single-Family Duet Homes, 333 Condominium Units, a 10,200-Square-Foot Retail Commercial Parcel, and Related Streets and Parks and Open Space Areas
- III. **Proposed Vacation of Cannery Court**
- IV. **Exception to Tandem Parking Requirements**
Felson Companies, Inc. (Applicant/Owner)

Staff report submitted by Acting Planning Manager Patenaude, dated November 17, 2005, was filed.

Commissioner McKillop recused herself from discussion on this item due to conflict of interest with Neumanalis Restaurant.

Acting Planning Manager Patenaude made the report.

Chair Thnay opened the public hearing at 10:19 p.m.

Mr. Joseph Felson, applicant, mentioned that after four to five years of working with the design plan, he is confident the plan is better product than what was originally intended. As a point of clarification for the duet units, he mentioned that they are non-attached units, but they are separate single family dwellings that share their front landscaping strips and a driveway to separate individual garages.

In response to Commissioner Zermeño's question regarding the retail center, Mr. Felson indicated that the retail center has potential for several different shops, but at the same time they do not want to detract shoppers from going downtown. He concurred with the staff recommendation in support of the retail facility.



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, November 17, 2005, 7:30 p.m.
777 B Street, Hayward, CA 94541**

In reference to Commissioner Lavelle's inquiry, there was clarification of duets and duplexes, duplexes being multi-family units and duets single-family.

In response to Commissioner Peixoto's inquiry for the landscaping responsibility, Mr. Felson indicated that for duet homes the front yard landscaping would be under the supervision of the homeowners association and the backyard would be the individual home owner's responsibility.

Mr. Tony Silveira, 24084 Myrtle Street, expressed concern for the location of the proposed project and referenced the Burbank Neighborhood Plan of 1988, indicating that Meekland Street was supposed to connect with Cannery Court, and was not supposed to negatively impact Myrtle Street. He also mentioned that the lawyer's office next door to his home was considered historically significant to the City and Burbank Area and with this proposed plan, it will also be negatively impacted. He mentioned that the proposed project presents additional traffic and noise problems that if not addressed can significantly impact the safety of his home and neighbors in the area. He offered a plan to mitigate the problem with Soto Road at the corner, create private parking connecting his house to two of his neighbors including the lawyer's office on the street. He added that this would not be as aligned but thinks that it would work better for this project.

Commissioner Bogue asked staff if they had considered alignment alternatives such as was offered by Mr. Silveira. Development Review Specialist Gaber stated that no agreement has been made on the final design of the Felson Plan and as they proceed with the Precise Plan, they will look at other alternatives such as the one presented.

Chair Thnay closed the public hearing at 10:36 p.m.

Commissioner Lavelle made a motion to approve the project. Commissioner Zermeño seconded her motion.

Commissioner Bogue offered a friendly amendment for staff to consider potential alternatives to the alignment of Myrtle Street. He acknowledged Mr. Silveira's concern and expressed that it would be favorable to consider other alternatives.

Commissioners Lavelle and Zermeño concurred with the friendly amendment.

Commissioner Zermeño spoke favorably about the aspect of diversity with this project and he supported the motion.

Commissioner Sacks asked for clarification for the motion and concurred with the idea to consider alternatives that would best suit the project.

Regarding safety and the 70-foot separation between the two streets on either side of the panhandles, Chair Thnay suggested to staff to look at the separation between the panhandles and the

first street south of the side where the first intersections occur because he is concerned that they may be too close together. He supported the motion; however, he indicated that the panhandle needs to serve young children and seniors, and suggested an open area such as a playground. He urged them to come up with amenities unique for this project.

Commissioner Lavelle moved, seconded by Commissioner Zermefio, and approved with Commissioner McKillop recusing herself, to recommend to City Council to adopt the Mitigated Negative Declaration and Mitigation Monitoring Program and approve the Zone Change, Vesting Tentative Map, and Preliminary Development Plan for the Felson Project, subject to the findings and conditions of approval including a friendly amendment to consider alternatives to the alignment of Myrtle Street. Staff recommends that the Planning Commission find that the proposed vacation of Cannery Court is categorically exempt from the California Environmental Quality Act (CEQA) guidelines and find that the vacation of Cannery Court is consistent with the General Plan. Additionally, staff recommends that the Planning Commission find that the proposal to increase the number of tandem parking garage per the City of Hayward's Tandem Parking Ordinance is consistent with good planning practice.

ADDITIONAL MATTERS

5. Oral Reports on Planning and Zoning Matters

Acting Planning Manager Patenaude announced that there are four items scheduled for the December 15 meeting. He also mentioned the Light up the Season scheduled for December 1 and the Holiday dinner for the Planning Commission scheduled for December 8.

6. Commissioners' Announcements, Referrals

Commissioner Sacks announced that on her trip to Michigan a couple of weeks ago she was able to appreciate an example of environmental buildings and the use of green guidelines. She commented that she would like to contribute from her experience when the opportunity to discuss green guidelines arises. She added the need for public art. Acting Planning Manager Patenaude announced a forum for public art during the first week in December.

Commissioner Zermefio showed support for the motion for public art and echoed Commissioner Lavelle's need for more diversity of businesses in downtown.

APPROVAL OF MINUTES

The minutes of November 3, 2005 were approved.

ADJOURNMENT

Chair Thnay adjourned the meeting at 10:48 p.m.

APPROVED:

Marvin Peixoto, Secretary
Planning Commission

ATTEST:

Miriam Lens
Commission Secretary